



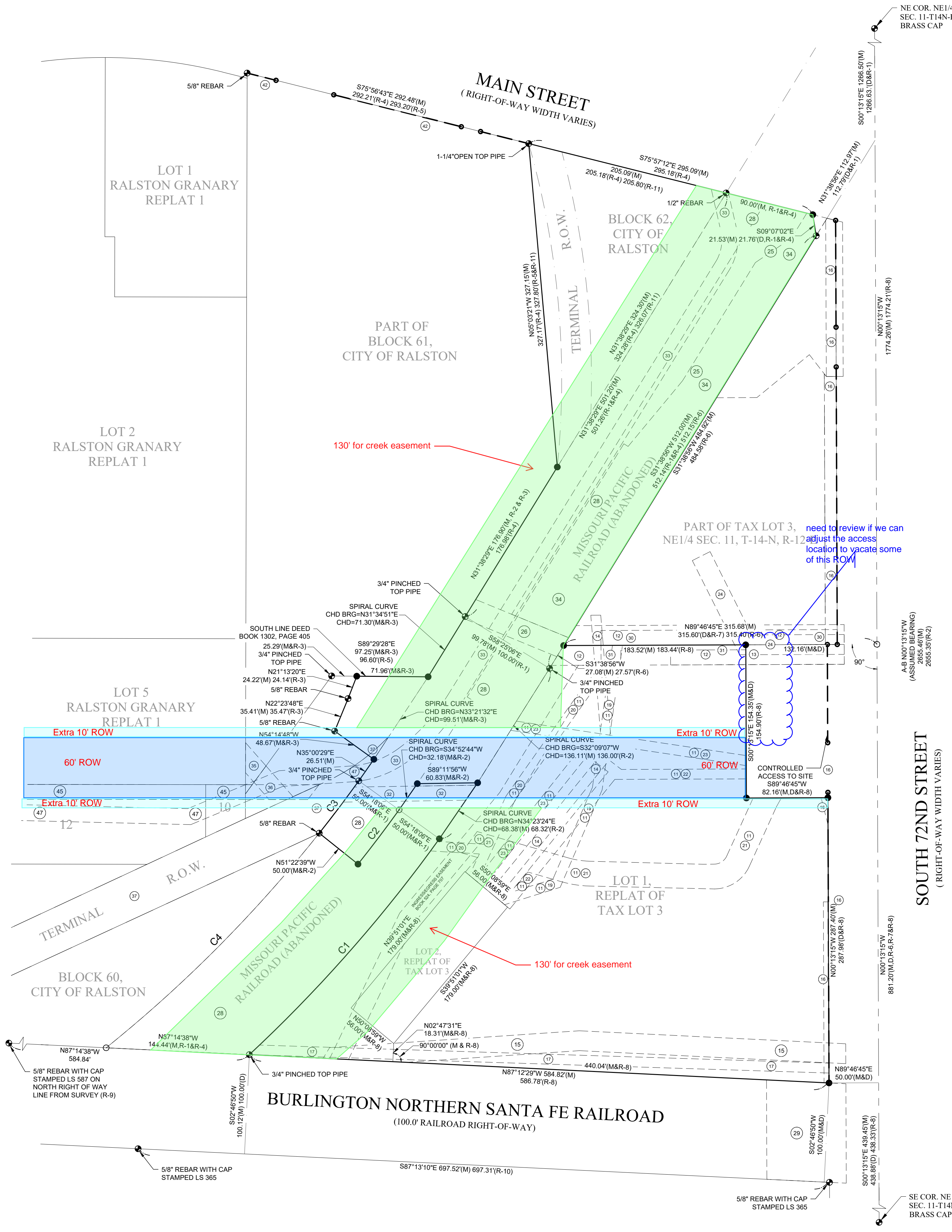
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 Omaha, NE 68154

2023

EASEMENT EXHIBIT

PROJECT NO.	PROJECT NO.
DATE	9/13/2023
DRAWN BY	DRAWN BY
FILE NAME	SV-181714.21_Alta-2023.dwg
FIELD BOOK	FIELD BOOK
FIELD CREW	XXXX
SURVEY FILE NO.	SURVEY FILE #
REVISIONS	#

ALTA 22X34



EASEMENTS AROUND AREA

- 11 EASEMENTS AS SET FORTH ON THE PLAT AND CONTAINED IN THE DEDICATION OF REPLAT OF PART OF TAX LOT 3 FILED NOVEMBER 1, 2001, IN BOOK 1406, PAGE 194 OFFICIAL RECORDS, (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 12 TERMS AND CONDITIONS OF EASEMENT AGREEMENT FILED SEPTEMBER 1, 1970, IN BOOK 492, PAGE 381, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.) EASEMENT FILED FEBRUARY 7, 1977, RECORDED IN BOOK 576, PAGE 351, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 13 TERMS AND CONDITIONS OF EASEMENT AGREEMENT FILED JANUARY 14, 1974, IN BOOK 531, PAGE 497, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 14 TERMS AND CONDITIONS OF RIGHT-OF-WAY EASEMENT FILED DECEMBER 31, 1974, IN BOOK 546, PAGE 303, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 15 TERMS AND CONDITIONS OF PERMANENT RIGHT-OF-WAY EASEMENT FILED FEBRUARY 7, 1977, IN BOOK 576, PAGE 348, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 16 TERMS AND CONDITIONS OF REPORT OF APPRAISERS FILED NOVEMBER 15, 1988, IN BOOK 868, PAGE 458, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. AMENDED REPORT OF APPRAISERS FILED JANUARY 26, 1989, RECORDED IN BOOK 875, PAGE 692, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 17 TERMS AND CONDITIONS OF RIGHT-OF-WAY EASEMENT FILED MARCH 21, 1989, IN BOOK 880, PAGE 689, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 18 TERMS AND CONDITIONS OF RIGHT-OF-WAY EASEMENT FILED MARCH 21, 1989, IN BOOK 880, PAGE 691, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (TEMPORARY EASEMENT)
- 19 TERMS AND CONDITIONS OF EASEMENT AND RIGHT-OF-WAY FILED NOVEMBER 29, 2001, IN BOOK 1410, PAGE 463, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 20 TERMS AND CONDITIONS OF EASEMENT AND RIGHT-OF-WAY FILED NOVEMBER 29, 2001, IN BOOK 1410, PAGE 467, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 21 TERMS AND CONDITIONS OF INGRESS AND EGRESS AGREEMENT FILED NOVEMBER 29, 2001, IN BOOK 1410, PAGE 458, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 22 TERMS AND CONDITIONS OF EASEMENT AND RIGHT-OF-WAY FILED NOVEMBER 29, 2001, IN BOOK 1410, PAGE 475, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 23 TERMS AND CONDITIONS OF EASEMENT AND RIGHT-OF-WAY FILED NOVEMBER 29, 2001, IN BOOK 1410, PAGE 479, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 24 TERMS AND CONDITIONS OF EASEMENT FILED NOVEMBER 7, 1982, IN BOOK 389, PAGE 277, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 25 TERMS AND CONDITIONS OF PERMANENT INGRESS AND EGRESS EASEMENT FOR SANITARY SEWER FILED DECEMBER 12, 1988, IN BOOK 871, PAGE 121, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 26 TERMS AND CONDITIONS OF PERMANENT SEWER AND DRAINAGE EASEMENT FILED DECEMBER 12, 1988, IN BOOK 871, PAGE 124, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 27 TERMS AND CONDITIONS OF SURVEY FILED DECEMBER 30, 1988, IN BOOK 873, PAGE 330, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 28 TERMS AND CONDITIONS OF MINERAL RESERVATION CONTAINED IN QUITCLAIM DEED RECORDED AUGUST 22, 1988 IN BOOK 1832, PAGE 655 OF OFFICIAL RECORDS OF DOUGLAS, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 29 TERMS AND CONDITIONS OF EASEMENT FILED JUNE 28, 1989, IN BOOK 891, PAGE 60, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- 30 TERMS AND CONDITIONS OF EASEMENT AND RIGHT-OF-WAY FILED FEBRUARY 19, 1993, IN BOOK 1058, PAGE 19, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 31 TERMS AND CONDITIONS OF EASEMENT AND RIGHT-OF-WAY FILED MARCH 5, 1993, IN BOOK 1060, PAGE 238, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 32 TERMS AND CONDITIONS OF PERMANENT DRAINAGE EASEMENT FILED MARCH 28, 2000, IN BOOK 1322, PAGE 281, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 33 TERMS AND CONDITIONS OF PERMANENT EASEMENT FOR INGRESS AND EGRESS FILED OCTOBER 23, 2002, IN BOOK 1468, PAGE 619, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 34 TERMS AND CONDITIONS OF PERMANENT EASEMENT FILED OCTOBER 23, 2002, IN BOOK 1468, PAGE 611, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 35 TERMS AND CONDITIONS OF PERMANENT SEWER EASEMENT FILED JULY 9, 2021, AS INSTRUMENT NO. 2021090483, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- 36 TERMS AND CONDITIONS OF PERMANENT SEWER EASEMENT FILED JULY 9, 2021, AS INSTRUMENT NO. 2021090484, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- 37 TERMS AND CONDITIONS OF GRANT OF EASEMENT FILED AUGUST 8, 1938, IN BOOK 132, PAGE 97, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. INDENTURE FILED NOVEMBER 2, 1954, RECORDED IN BOOK 292, PAGE 655, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. ASSIGNMENT OF EASEMENTS FILED FEBRUARY 12, 1986, RECORDED IN BOOK 765, PAGE 59, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
- 38 TERMS AND CONDITIONS OF EASEMENT FILED FEBRUARY 7, 1977, IN BOOK 576, PAGE 358, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA.
- 39 TERMS AND CONDITIONS OF EASEMENT FILED FEBRUARY 7, 1977, IN BOOK 576, PAGE 355, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA.
- 40 TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED RECORDED MAY 21, 1943 IN BOOK 714, PAGE 305 OF OFFICIAL RECORDS OF DOUGLAS, NEBRASKA.
- 41 TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED RECORDED JUNE 30, 1947 IN BOOK 811, PAGE 267 OF OFFICIAL RECORDS OF DOUGLAS, NEBRASKA.
- 42 TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED CITY OR COUNTY-CORPORATION RECORDED SEPTEMBER 24, 1985 IN BOOK 1764, PAGE 335 OF OFFICIAL RECORDS OF DOUGLAS, NEBRASKA. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- 43 TERMS AND CONDITIONS OF NOTICE OF AGREEMENT CONCERNING LEASING, REFINANCING AND SALE OF BUILDING FILED OCTOBER 28, 1987, IN BOOK 830, PAGE 240, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. ASSIGNMENT OF BUSINESS PROPERTY LEASE FILED NOVEMBER 2, 1988, RECORDED IN BOOK 867, PAGE 81, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. PARTIAL RELEASE OF BUSINESS PROPERTY LEASE FILED OCTOBER 23, 2002, RECORDED IN BOOK 1468, PAGE 615, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA.
- 44 TERMS AND CONDITIONS OF SURVEY FILED JUNE 3, 1993, IN BOOK 1076, PAGE 15, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA.
- 45 TERMS AND CONDITIONS OF PERMANENT DRAINAGE EASEMENT FILED JANUARY 10, 2003, IN BOOK 1465, PAGE 464, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- 46 TERMS AND CONDITIONS OF PERMANENT DRAINAGE EASEMENT FILED MARCH 28, 2000, IN BOOK 1322, PAGE 284, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- 47 TERMS AND CONDITIONS OF PERMANENT EASEMENT FOR INGRESS AND EGRESS FILED OCTOBER 23, 2002, IN BOOK 1468, PAGE 622, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA. (MAY AFFECT THE SUBJECT PROPERTY.)

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	290.26'	1476.69'	011°15'44"	145.60'	N41°21'30"E	289.79'
C2	68.63'	1426.69'	002°45'22"	34.32'	S37°04'35"W	68.62'
C3	66.07'	1376.69'	002°45'00"	33.04'	N37°04'24"E	66.07'
C4	305.34'	1376.69'	012°42'28"	153.30'	N44°48'08"E	304.71'

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE
- MEASURED DISTANCE
- PLATTED DISTANCE
- R-1 RECORDED DISTANCE
- R-2 RECORDED DISTANCE
- R-3 RECORDED DISTANCE
- R-4 RECORDED DISTANCE
- R-5 RECORDED DISTANCE
- R-6 WILLIAM A. FARRELL (1989)
- R-7 CURTIS E. FINKE (1975)
- R-8 ROBERT V. CLARK (2001)
- R-9 STEPHEN L. HUMPHRIES (2018)

VICINITY SKETCH

COUNTY STATE R12E

GRAPHIC SCALE

NOTE: ALL BEARINGS ARE ASSUMED.

P:\planning\181714.21 - Ralston Administration Plat at 72nd and Burlington Santa Fe Highway\181714.21_Alta-2023.dwg, on 9/13/2023 12:15 PM